

PROJECT TEAM

OWNER:
MARY CAREY
8003 SANDPOINT WAY NE, B51
SEATTLE, WA 98115

APPLICANT:
MARY CAREY
8003 SANDPOINT WAY NE, B51
SEATTLE, WA 98115

ENGINEER:
DAVID HARMSSEN
HARMSSEN LLC
125 EAST MAIN STREET STE. 104
MONROE, WA 98272
(360) 794-7811

SURVEYOR:
HARMSSEN, LLC
125 EAST MAIN STREET, SUITE 104
P.O. BOX 516
MONROE, WA 98272
(360) 794-7811

LANDSCAPE ARCHITECT:
JOHN RUBENKONIG
RUBENKONIG PLANNING AND
LANDSCAPE ARCHITECTURE, PLLC
8218 210TH PL SW
EDMONDS, WA
(206)491-9621

ARCHITECT:
CDFEY ARCHITECTS
101 E BROADWAY, SUITE 203
MISSOULA, MT 59802
DAVID FEY
406.369.3851

SURVEY DATA

LEGAL DESCRIPTION

Parcel A:
Lot 23, KENT PRAIRIE ESTATES, as per plat recorded
in Volume 49 of Plats, Pages 240 ad 241, records of
Snohomish County, Washington.

Situate in the County of Snohomish, State of
Washington

Parcel B:
A non-exclusive easement over the east approximately
50 feet of the south approximately 210 feet of Lot 23,
Plat of Kent Prairarie Estates as more particularly shown
on the east of the plat for ingress, egress, access, and
utilities.

SITE INFORMATION

ZONING CLASSIFICATION: RESIDENTIAL HIGH CAPACITY

USE CLASSIFICATION: 1.330 MULTI-FAMILY RESIDENTIAL

AIRPORT PROTECTION DISTRICT SUBDISTRICT: D

DENSITY AND DIMENSIONAL CALCULATIONS

LOT SIZE: 61,778 SF

LOT DIMENSIONS: 237' X 193'

NO. OF UNITS: 17

BUILDING SETBACKS: REQUIRED: FIVE FEET
PROPOSED: FIVE FEET MINIMUM

BUILDING HEIGHT: ALLOWED: 45'
PROPOSED: 42'

TOTAL LOT COVERAGE: ALLOWED: 75%
ALLOWED: 46,334 SF
PROPOSED: 6,984 SF

OPEN SPACE CALCULATIONS: REQUIRED: 5%
REQUIRED: 3,089 SF
PROPOSED: 3,975 SF

ON-SITE PARKING: REQUIRED: 2 STALLS/DWELLING UNIT + 1 STALL/4 DWELLING UNITS
REQUIRED: 39 STALLS
PROPOSED: 39 STALLS

BICYCLE PARKING: REQUIRED: 1STALL/10 PARKING SPACES
REQUIRED: 4 BICYCLE STALLS
PROPOSED: 4 BICYCLE STALLS

LANDSCAPE SCREENING (PER TABLE 20.76-1)
REQUIRED: MULTIFAMILY/MULTIFAMILY NO SCREENING
REQUIRED: MULTIFAMILY/SINGLE FAMILY TYPE B
PROPOSED: EXISTING TREES ALONG SOUTHERN PROPERTY LINE

UTILITY PROVIDERS: SEWER: CITY OF ARLINGTON
WATER: CITY OF ARLINGTON

SPECIAL DISTRICTS: SCHOOL: ARLINGTON SCHOOL DISTRICT
FIRE: NORTH COUNTY FIRE

CRITICAL AREA TYPES: KRUEGER CREEK

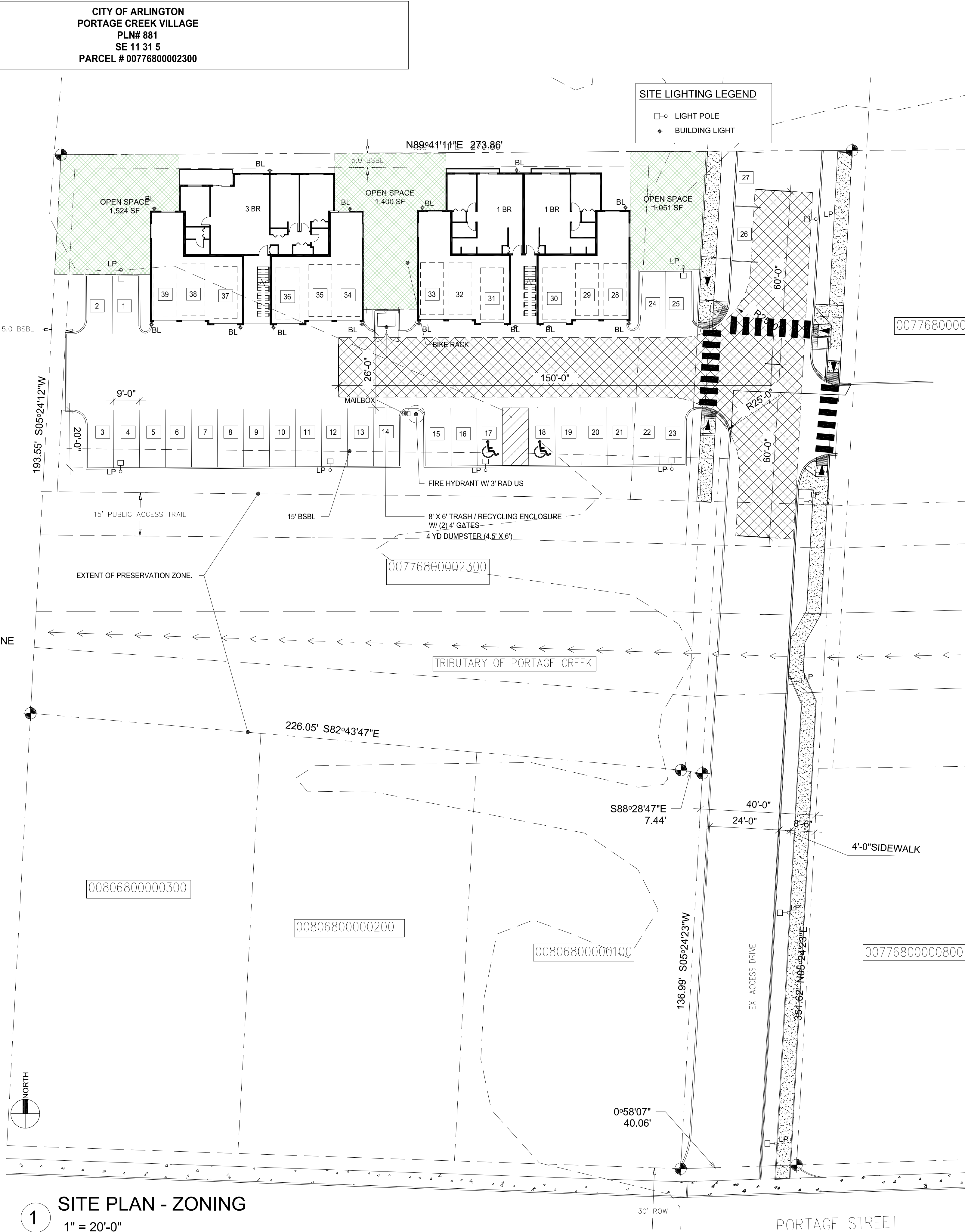
SHEET INDEX

CS01 SITE PLAN

C1.0 SEWER & WATER PLAN
C2.0 STORM DRAINAGE PLAN
C3.0 GRADING & PAVING PLAN

L1 PROPOSED SITE PLAN
L2 LANDSCAPE PLANTING PLAN
L3 LANDSCAPE DETAILS AND NOTES

A101 BLDG A - FLOOR PLANS
A102 BLDG A - FLOOR PLANS
A200 BUILDING ELEVATIONS - OVERALL
A201 BLDG A - SOUTH & EAST ELEVATIONS
A202 BLDG A - NORTH & WEST ELEVATIONS
A203 BLDG B - SOUTH & EAST ELEVATIONS
A204 BLDG B - NORTH & WEST ELEVATIONS
A301 BUILDING SECTIONS



5797
REGISTERED
ARCHITECT
DAVID FEY
STATE OF WASHINGTON
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ISSUED SETS
02.04.22 LAND USE PERMIT
RE-SUBMITTAL

REVISION BLOCK
DATE REV DESCRIPTION

DRAWN: RR
CHECKED: DF
JOB NO: 1620

cdfey
architects
ARCHITECTURE & PLANNING
cdfey Architects PLLC
101 E Broadway St, Suite 203
Missoula, MT 59802

APPLICANT/OWNER:
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DATE: 10/20/2023 2:00 PM
SCALE: 1"=20'-0"
PLOTTER: HP
FILE PATH: C:\Users\jharms\OneDrive\Documents\PORTAGE CREEK VILLAGE\DWG\PORTAGE_CREEK_VILLAGE_SITELAN.DWG

PORTAGE CREEK VILLAGE
SITE PLAN

SHEET:
CS01
OF: .. SHEETS